

# Buildings

Similar to what would be built on-site



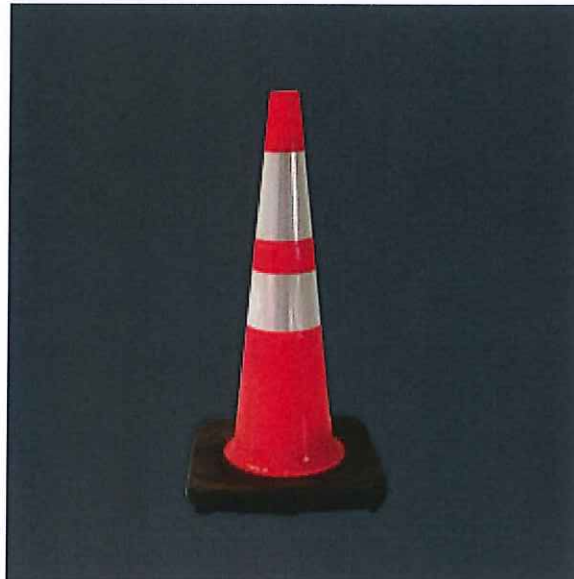




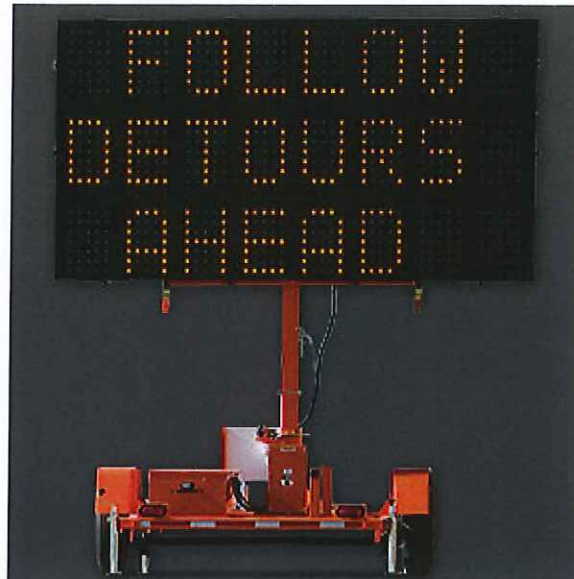
## Truck & Trailers of Highway Signing



## Equipment of Highway Signing









## Crushed Limestone Rock Yard



Matt Fatka  
4343 S. 67<sup>th</sup> St  
Omaha, Ne 68117  
January 18, 2016

City of Council Bluffs  
Zoning Board  
209 Pearl St  
Council Bluffs, Ia 51503

**RE: 3300 16<sup>th</sup> Ave, Council Bluffs**

City of Council Bluffs Zoning-

My name is Matt Fatka and I am the Vice President of Highway Signing, located in Omaha Nebraska. Our company is currently looking to relocate to the Council Bluffs area. Our company has approximately 30 full-time employees that provides a barricading and line striping service to the IDOT, NDOR, KDOT and many local municipalities.

We currently have an accepted purchase agreement for the property at 3300 16<sup>th</sup> Ave in Council Bluffs which currently sits vacant at a dead end road. The purchase agreement is contingent upon a Conditional Use or Variance to make the property a "Shop & Yard".

With the "Shop & Yard" Conditional Use or Variance, it would make it feasible to utilize crushed limestone rock instead of the required concrete or asphalt. Once we have your authorization, we will be moving swiftly to finalize the purchase of the property and start the building process.

I have provided a 3-ring binder that outlines our initial plans. Once we have your approval, we will be working closely with Olsen and Associates out of Omaha to get the process moving. We hope to be in our new facility by January 2017.

Feel free to contact me anytime at (402)-515-6810 or email [Matt@HighwaySigning.com](mailto:Matt@HighwaySigning.com).

Sincerely,



Matt Fatka  
Vice President, Highway Signing Inc.





4343 SOUTH 67<sup>TH</sup> ST.  
OMAHA, NEBRASKA 68117

TELEPHONE: (402) 457-6810  
FAX: (402) 457-1998

## Plan of Operation

Highway Signing is a service company providing traffic control and line striping to road construction projects in Iowa, Nebraska and Kansas. We plan to have an office connected to our shop, outside buildings to store all equipment, trucks and trailers.

Our hours of operation are mainly 8am-5pm Monday through Friday. However, there are times when there is nighttime work required on the Interstate and we may have a crew leave and return at off hour times.

Highway Signing employs approximately 30 employees. We would expect that the maximum capacity at the site would be 30.

Parking would be provided for customers and employees.

Everyone would access the property from the west on 16<sup>th</sup> Ave.

Highway Signing would have a sign installed to show customers and the public where we are located.

There would be outside lighting around the office, shop and yard. This would be for our own employee's safety, aesthetics and detour any thieves.

CASE #CU-16-004 ATTACHMENT F



# CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT ZONING/LOCATION MAP CASE #CU-16-004

**Map Legend**  

Case #CU-16-004 Subject Property

Parcel

Address

**Zoning Districts**  

C-2 Commercial

I-2 Industrial

P-C/Planned Commercial


R-3/Low Density Multi-Family Residential

0 175 350  
1 Inch = 350 Feet

2013 Aerial Photograph

Note: Subject property highlighted in black.

Last Amended: 01/21/16

  
**Council Bluffs Community**  
 Development Department  
 209 Pearl Street  
 Council Bluffs, IA 51503  
 Telephone: (712) 328-4629

**DISCLAIMER**  
This map is prepared and compiled from public records and is not a warranty of any kind. The City of Council Bluffs is not responsible for any errors or omissions. The map is for informational purposes only and should not be used for legal or financial decisions. The map is subject to change without notice.

CASE #CU-16-004 ATTACHMENT G